GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

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Memorandum

TO: Ellen McCarthy, Director
Office of Planning

FROM: Kenneth Laden
Associate Director

DATE: September 30, 2005

SUBJECT: Zoning Commission Case No. 01-28TE – Modification to an Approve Planned Unit Development (PUD) located at 200 K Street, N.E.

The District Department of Transportation (DDOT) has reviewed the request for modification of an approved Planned Unit Development to construct three residential buildings in lieu of a mixed-use office/residential development on the subject site. The proposed Phase I Building A consists of 10 stories with approximately 202 residential units and the proposed Phase II Buildings B and C contain approximately 500 units.

The project will provide approximately 177 underground parking spaces for Phase I and approximately 525 spaces for Phase II. However, to alleviate the concerns of ANC 6C about a possible residential parking overflow onto the neighborhood streets during the interim occupancy of the phase I building and completion of the Phase II buildings, the applicant will provide an interim surface parking lot to achieve 1:1 ration for Phase I residents.

DDOT notes that the thrust of the proposed PUD modification is to eliminate the office space component of the original PUD in favor of all residential development. Trips generated by the proposed PUD modification will be reduced to 270 vehicle trips during the morning peak hour compared to 616 vehicles from the original PUD and 300 vehicles during the evening peak hour compared to 606 vehicles. Capacity analysis and level of service computation at the intersections leading to and from the site indicate that the proposal will not adversely affect the surrounding transportation system. Access to both the parking garage and the loading facility will be via curb cuts from L Street for Phase I and from Second Street for Phase II. DDOT has no objection to the proposed access and circulation system.

DDOT is seeking to reduce the number of vehicles used for mid-day trips and is therefore encouraging the use of car sharing programs such as Zip car or Flex car. DDOT would encourage the applicant to

CASE NO. 01-28TE
EXHIBIT NO. 92

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District of Columbia
CASE NO.01-28
EXHIBIT NO.92

consider setting aside approximately **five percent** of the proposed garage parking spaces for car sharing vehicles.

In summary, the proposed PUD modification will have a negligible impact on traffic circulation and will not create objectionable traffic conditions in the area. Accordingly, DDOT has no objection to the proposed PUD modification.

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FAX SHEET

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Z.C. No 01-28TE

COMMENTS

d. District Department of Transportation

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